

**UNIVERSITY OF ALABAMA SYSTEM
BOARD RULE 415
BOARD SUBMITTAL CHECKLIST CRITERIA**

**BOARD SUBMITTAL CHECKLIST NO. 1 & 2
CAPITAL PROJECT - STAGE I & II SUBMITTAL ^{/1}
(General information, Architect Ranking, Project Scope and Project Budget) ^{/8}**

CAMPUS: The University of Alabama

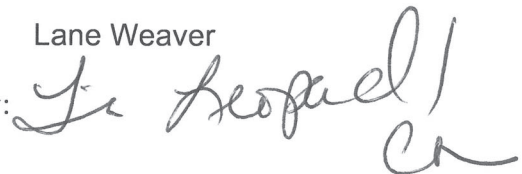
PROJECT NAME: University Boulevard Lot Stormwater Improvements

MEETING DATE: September 15-17, 2022

- ☒ 1. Board Submittal Checklist No. 1 and 2
- ☒ 2. Transmittal Letter to Chancellor from Campus President requesting project be placed on the agendas for the forthcoming Physical Properties Committee and Board of Trustees (or Executive Committee) Meetings
- ☒ 3. Proposed Board Resolution requesting approval of Stage I and II Submittal (General Information, Architect Ranking, Project Scope and Project Budget; authority to proceed with Owner/Architect contract negotiations) by the Board of Trustees
- ☒ 4. Executive Summary – Proposed Capital Project ^{/2}
- ☐ 5. Executive Summary – Architect, Engineer, Selection Process (include Interview Outline). ^{/3, /4, /5, *}
- ☒ 6. Supplemental Project Information Worksheet – Exhibit “K”, Board Rule 415
- ☒ 7. Campus letter requesting approval of the ranking of firms and authority to Submit to the Physical Properties Committee for approval – signed by Chair of the Physical Properties Committee and UA System Senior Vice Chancellor for Finance and Administration ^{/6}
- ☐ 8. Preliminary Business Plan (if applicable) ^{/7}
- ☒ 9. Campus map(s) showing project site

Prepared by: Lane Weaver

Approved by:



^{/1} Reference Tab 3H – Board Rule 415 Instructional Guide

^{/2} Reference Tab 3E – Board Rule 415 Instructional Guide

^{/3} Reference Tab 3K – Board Rule 415 Instructional Guide

^{/4} Reference Tab 3L – Board Rule 415 Instructional Guide

^{/5} Reference Tab 3M – Board Rule 415 Instructional Guide

^{/6} Reference Tab 3N – Board Rule 415 Instructional Guide

^{/7} Reference Tab 3V – Board Rule 415 Instructional Guide

^{/8} After Completion of negotiations on Owner/Architect Agreement, provide notification to Chair of Physical Properties Committee and Senior Vice Chancellor for Finance & Administration, Reference Tab 3-O-Board Rule 415, Instructional Guide

* Request for Waiver of Consultant Selection Process

THE UNIVERSITY OF
ALABAMA® | Office of the
President

August 15, 2022

Chancellor Finis E. St. John IV
The University of Alabama System
500 University Boulevard East
Tuscaloosa, Alabama 35401

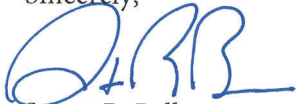
Dear Chancellor St. John:

I am pleased to send to you for approval under Board Rule 415 the attached documents for Stage I and Stage II submittals for the University Boulevard Lot Stormwater Improvement project.

The resolution requests authorization to establish the preliminary budget and funding for the project as stipulated and enter into an Owner Designer Agreement with McGiffert and Associates LLC, Tuscaloosa Alabama, as the principal design firm for this project.

The item has been thoroughly reviewed and has my endorsement. With your concurrence, I ask that it be added to the agenda for The Board of Trustees at their regular meeting on September 15-16, 2022.

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION

UNIVERSITY BOULEVARD LOT STORMWATER IMPROVEMENT PROJECT

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval from The Board of Trustees of The University of Alabama (“Board”) for a Stage I submittal for the University Boulevard Lot Stormwater Improvement project (“Project”); and

WHEREAS, the Project will address lack of capacity and conveyance issues within the existing stormwater drainage system and support the University’s continued redevelopment of the East end of University Boulevard including providing lots for development of Greek housing; and

WHEREAS, McGiffert and Associates, LLC, Tuscaloosa, Alabama (“McGiffert”), has previously been engaged to perform hydrological studies in the area and as engineer of record for the adjacent lots, and has exclusive knowledge of the design and construction required for the Project, including detailed information regarding as-installed utility infrastructure locations and configurations; and

WHEREAS, as McGiffert’s knowledge of University Standards, design principles, and procedures will greatly facilitate the design and administrative process and expedite the Project schedule so that the Project can achieve completion prior to the start of the Fall 2023 semester, the University is requesting approval to waive the Consultant Selection Process and to utilize McGiffert for the Project; and

WHEREAS, the University has negotiated a design fee based on 7.0% of the cost of construction, plus \$48,900 for additional services, and a less a credit of \$8,750, or approximately 5.1% of the standard fee; and

WHEREAS, the Project will be funded from University Central Reserves in the amount of \$2,250,000 and Kappa Sigma Chapter Reserves in the amount of \$250,000, which the University has verified; and

WHEREAS, Kappa Sigma is funding a prorate share that applies to the lot the Chapter was awarded through the University’s competitive process, and for which a Stage I submittal for the new Chapter House is being submitted separately but concurrently with this Project; and

WHEREAS, the Project location and program have been reviewed and are consistent with the Campus Master Plan, University Design Standards and the principles contained therein; and

WHEREAS, the preliminary budget for the Project is as stipulated below:

BUDGET:		PRELIMINARY
Construction	\$	1,750,000
Landscaping	\$	125,000
Contingency* (10%)	\$	187,500
UA Project Management Fee** (3%)	\$	61,875
Architect/Engineer Fee*** (7.0%)	\$	162,650
Other****	\$	212,975
TOTAL PROJECT COST	\$	2,500,000

*Contingency is based on 10% of the costs of Construction and Landscaping.

**UA Project Management Fee is based on 3% of the costs of the Construction, Landscaping and Contingency.

***Architect/Engineer Fee is based on 7.0% of the costs of the Construction, plus \$48,900, less a credit of \$8,750.

****Other expenses include Geotech, Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of Alabama that:

1. The Stage I submittal package for the Project is hereby approved.
2. The preliminary budget and funding for the Project are hereby approved as stipulated above.
3. Stuart R. Bell, President; Matthew M. Fajack, Vice President for Finance and Operations and Treasurer; or, those officers named in the most recent Board Resolution granting signature authority for the University be, and hereby are, authorized for and on behalf of the Board to execute an engineering services agreement with McGiffert and Associates, LLC, of Tuscaloosa, Alabama, for engineering services in accordance with Board Rule 415 for the Project.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: September 15 – 16, 2022

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: University Boulevard Lot Stormwater Improvement

PROJECT NUMBER: UTL-22-3014

PROJECT LOCATION: Lot between Sigma Phi Epsilon and Pi Kappa Alpha

ENGINEER: McGiffert & Associates - Proposed

THIS SUBMITTAL:

- ☒ Stage I
- ☒ Stage II, waiver request
- ☐ Campus Master Plan Amendment
- ☐ Stage III
- ☐ Stage IV

PREVIOUS APPROVALS:

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction	Classroom Facilities		
<input type="checkbox"/> Building Addition	Laboratory Facilities		
<input type="checkbox"/> Building Renovation	Office Facilities		
<input type="checkbox"/> Equipment	Study Facilities		
	Special Use Facilities		
	General Use Facilities		
	Central Service/ Support		
	Circulation Area		
	Building Service Area		
	Mechanical Area		
TOTAL		%	N/A

BUDGET	Preliminary
Construction	\$ 1,750,000
Landscaping	\$ 125,000
Contingency* (10%)	\$ 187,500
UA Project Management Fee** (3%)	\$ 61,875
Architect/Engineer Fee*** (7.0%)	\$ 162,650
Other****	\$ 212,975
TOTAL PROJECT COST	\$ 2,500,000
Construction Cost per square foot: N/A	

*Contingency is based on 10% of the costs of Construction and Landscaping.

**UA Project Management Fee is based on 3% of the costs of Construction, Landscaping, and Contingency.

***Architect/Engineer Fee is based on 7.0% of the costs of Construction, plus \$48,900, less a credit of \$8,750.

****Other expenses include Geotech, Materials Testing, Inspections, Advertising, Printing, and other associated project costs as applicable.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
sf x ~\$/sf	\$ N/A
Total Estimated Annual O&M Costs:	\$ N/A

FUNDING SOURCE:	
Kappa Sigma Chapter Reserves	\$ 250,000
University Central Reserves	\$ 2,250,000
O&M Costs:	\$ N/A

NEW EQUIPMENT REQUIRED
Total Equipment Costs:
N/A

PROJECT SCOPE:

The proposed University Boulevard Lot Stormwater Improvements project (“Project”), located at 282 University Boulevard between the Sigma Phi Epsilon and Pi Kappa Alpha chapter houses, will consist of stormwater improvements to reroute the existing open drainage way and provide a piped drainage way from 4th Street to the northwest corner of 2nd Avenue and University Boulevard.

The existing open drainage way is unsightly, often contains standing water and is difficult to maintain given the steep sloped banks. The piping will be oversized to the extent possible to provide in-pipe detention. The drainage way will also be rerouted to provide room for development on the site.

This stormwater ultimately discharges to the Cribbs Mill Creek Tributary at the railroad tracks south of the School of Law. This work has been, and is, reflected in the Annual Consolidated Capital Projects and Facilities Report.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	September-22
	% Complete	0%
	Date Completed	September-22
PRELIMINARY DESIGN:	Date Initiated	October-22
	% Complete	0%
	Date Completed	October-22
CONSTRUCTION DOCUMENTS:	Date Initiated	November-22
	% Complete	0%
	Date Completed	November-22
SCHEDULED BID DATE:		January 2023

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

This project will greatly improve the view and perception for this important approach to campus as the existing drainage way is difficult to maintain and often has standing water. The project will also improve safety by eliminating an open drainage way.

The project will also support further development of options for growth in the Greek housing community thereby improving and expanding options for members.

Attachment K to Board Rule 415

Supplemental Project Information Worksheet
Annual Capital Development Plan

FY: 2022 – 2023

Project Name: University Boulevard Lot Stormwater Improvement Project
Project Address/Location: 282 University Boulevard
 Lot between Sigma Phi Epsilon and Pi Kappa Alpha
Campus: The University of Alabama

1. **Will this Project increase the current space inventory on campus or replace existing space?**

Not Applicable – This is a campus utility and infrastructure project.

<input type="checkbox"/> increase space inventory	_____ % increase	_____ GSF
<input type="checkbox"/> replace space inventory	_____ % replacement	_____ GSF
<input type="checkbox"/> renovation of existing space only		_____ GSF

2. **If this Project will replace existing space inventory, how will vacated space be utilized or assigned after this Project is completed?**

Comments:

N/A

3. **Is the proposed Project location consistent with the Campus Master Plan and University Design Standards and the principles contained therein?**

☒ Yes ☐ No, A Campus Master Plan Amendment Is Required

If Campus Master Plan amendment required, explain:

4. **Provide information on classification of new space provided by this Project and latest utilization data on similar type space on campus.**

Proposed New Space/Facilities				
Classification	Number (Spaces/Rooms)	Capacity (Persons)	Area (GSF)	Existing Space Utilization Data (See Notations)
100 Classroom Facilities				
200 Laboratory Facilities				
300 Office Facilities				
400 Study Facilities				
500 Special Use Facilities				
600 General Use Facilities				
700 Support Facilities				
800 Health Care Facilities				
900 Residential Facilities				
000 Unclassified Facilities				
WWW Circulation Area				
XXX Building Service Area				
YYY Mechanical Area				

Data reported on latest fiscal year data available.

Utilization factor based on Scheduled Operating Hours at each Campus – outlined below in notations.

Comments/Notations:

N/A

5. **How will this Project enhance existing/new programs and undergraduate/graduate enrollments?**

Estimated new Funds from Tuition/Programs \$ N/A Yr.

Comments:

N/A

6. **Has a facility user group been established to provide input for planning, programming, and design purposes?** ☒ Yes ☐ In-Progress

If yes, list key members of user group:

Richard Powell, UA Staff Civil Engineer
 Lane Weaver, UA Construction Administration, Project Manager
 Draper McMillan, Programming Civil Engineer
 Jason Bigelow, UA Staff Architect
 Bonner Lee, UA Landscape Architect

7. Source(s) of funding for Total Project Development Costs.

Source(s)	New Funds (FY_____)	Reserves	Status ^{/7}
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External			
• Internal			
Education Sales/Services			
• External			
• Internal			
Direct Grants			
Gifts			
Bonds			
Existing Net Assets – Central Reserves		\$2,250,000	Pending
Other – Kappa Sigma Chapter Reserves		\$250,000	Pending
Totals		\$2,500,000	Pending

^{/7} Approved, allocated, pending

Comments:

The project will be funded from UA Central Reserves of \$2,250,000 and \$250,000 from Kappa Sigma Chapter Reserves.

8. Estimate of operations and maintenance (O&M) costs for the initial occupancy year and projections for succeeding five (5) year period.

Operations and Maintenance (O&M) Annual Costs Projections			
Expense	FY 2014- 2015 Base Data /8	First Full /YR Occupancy FY	Successive Five (5) Year Projections /9
Maintenance			
Elevator Service			
Building Repairs			
Building Services			
Electric, Natural Gas, Steam			
Chilled Water			
Water and Sewer			
Insurance			
Safety Support			
Operations Staff Support Funding			
Other – Supply Store expenses			
Totals			

/8 Latest Fiscal Year Data used as Base Year for Projections

/9 Combined Costs for next Five (5) Years of Occupancy

Comments:

N/A – Utilities and Infrastructure and there should be no initial costs.

9. **Source of funds for projected ongoing operations and maintenance (O&M) costs for this project.**

Source(s)	Occupancy Yr ^{/9} (FY _____)	Future Years ^{/10}	Status ^{/7}
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External			
• Internal			
Educational Sales & Services			
• External			
• Internal			
Direct Grant(s)			
Reallocated Funds ^{/11}			
Gifts			
Other			
Total/YR			

^{/9} Initial Full Yr of Occupancy

^{/10} Next Five (5) Yrs Occupancy

^{/11} Funds Reallocated from other sources

^{/7} Approved, allocated, pending

Comments:

N/A

10. **Are development expenditures for this Project being used to reduce the current deferred maintenance/facilities renewal liabilities for the Campus?**

\$ _____ % of Total Development Costs

Comments:

N/A

11. What other development alternatives were considered in the planning process for this Project? /13

/13 Renovation vs. new construction, adaptive reuse of underutilized buildings, etc.

Comments:

This plan has been in place since 2nd Avenue was extended across University Boulevard and the Pi Kappa Alpha house was constructed. There is a large stormwater junction structure at the northwest corner of 2nd Avenue and University Boulevard, and a line extends from there across the front of the Pi Kappa Alpha house to facilitate this new tie and alignment.

12. Explain how the project will promote adequacy of campus facilities in relation to the University's Mission and scope of programs and/or services:

Comments:

This proposed Project will help with flooding and conveyance issues on the east end of University Boulevard, 4th Street and the fraternity area, which will improve the well-being and safety of the students and faculty located in this area of campus.

13. How does the project correlate to the University's strategic goals?

Comments:

This Project will improve the appearance in this area of campus by eliminating continuous stormwater and maintenance issues; thereby, removing the negative perception that such issues may have on the recruitment and retention of students.

14. Which of the six University of Alabama system Core Principles does this project support?

Comments:

This project will support the Core Principle of being accountable for every dollar we receive while maintaining the highest standards of excellence in every program and endeavor.

15. What would be the immediate impact on campus programs and enrollment if this project is not approved?

Comments:

If not approved, the area will continue to be at risk of flooding during significant rain events, directly impacting student life. In addition, the proposed new Kappa Sigma

Fraternity house will not be able to undergo construction. This would also prohibit the existing Kappa Sigma Fraternity house from being acquired by Sigma Tau Gamma to allow the expansion of their chapter.



August 9, 2022

Dr. Dana S. Keith
Senior Vice Chancellor for Finance and Administration
Sid McDonald Hall
500 University Boulevard, East
Tuscaloosa, AL 35401

Trustee Karen Brooks
Chair, Physical Properties Committee
2555 14th Street, East
Tuscaloosa, AL 35404

RE: Request for Waiver of Consultant Selection Process
University Blvd Lot Stormwater Improvements
UA Project # UTL-22-3014

Dear Dr. Keith and Trustee Brooks,

McGiffert and Associates, LLC, Tuscaloosa, Alabama (McGiffert), was previously engaged by The University of Alabama ("University") as the engineer of record to perform due diligence, including studies of existing conditions and hydrologic modeling, for the University Boulevard Lot Stormwater Improvements project, ("Project"), located at 282 University Blvd.

As the consultant of record for the hydrological studies in that basin, and engineer of record for the adjacent lots and other areas in the vicinity, McGiffert has exclusive knowledge of the design and construction required for the Project, including detailed information regarding as-installed utility infrastructure locations and configurations. Further, McGiffert's knowledge of University standards, design principles, and procedures will greatly facilitate the design and administrative process and expedite the Project schedule. McGiffert is committed to completing the design to allow the Project to proceed as scheduled for completion prior to the start of the Fall 2023 semester. McGiffert has also committed to assisting the University with early procurement of the piping and accessories so as to mitigate the lead time associated with those materials.

Accordingly, the University has negotiated a design fee for the Project based on a reduction in the Standard Fee Percentage of .5% for a fee of 6.5% resulting in a discount credit of \$8,750, or approximately 5.1% of the standard fee for the Project.

Cost of the Work		Percentage Fee for Building Group III		Additional Services		Credits		Fee
\$1,750,000	x	7.0%	+	\$48,900			=	\$171,400
\$1,750,000	x	7.0%	+	\$48,900	-	\$8,750	=	\$162,650

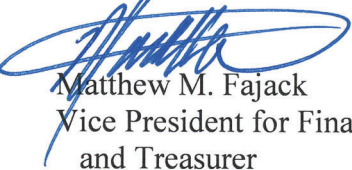
The proposed fees represent a financial benefit to the campus and a discount of \$8,750 or approximately 5.1% of the standard fee for the Project.

Note: as this is a drainage way reflected on FEMA maps, it will require permitting and coordination with regulatory agencies as reflected in the Additional Services. These additional services will be required for any engineering firm executing the project.

Approval is hereby requested for:

1. Waiver of Consultant Selection process for the Project.
2. McGiffert and Associates, Tuscaloosa, Alabama, as the design service provider for the Project at a negotiated design fee based on 7.0% of the cost of construction, \$48,900 for additional services, and a credit of \$8,750.
3. Submittal to the Physical Properties Committee for review and approval.

For your convenience, a Project Summary has been attached. If you have any questions or concerns, please feel free to contact me.


Matthew M. Fajack
Vice President for Finance and Operations
and Treasurer

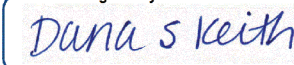
MMF/ccj

Attachment

pc w/atchmts: Michael Rodgers
Tim Leopard
Lane Weaver

☒ Recommended for Approval.

☐ Not Recommended for Approval. Submit to Physical Properties Committee.

DocuSigned by:


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Dr. Dana S. Keith, Senior Vice Chancellor for Finance and Administration

☒ Recommended for Approval.

☐ Not Recommended for Approval. Submit to Physical Properties Committee.

DocuSigned by:


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Trustee Karen Brooks, Chair for Physical Properties Committee

UNIVERSITY BOULEVARD LOT STORMWATER IMPROVEMENT

LOCATION MAP

